

## \$795,000 - 5616 Edworthy Court, Edmonton

MLS® #E4447738

**\$795,000**

3 Bedroom, 2.50 Bathroom, 2,616 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Custom 2-storey & attached double garage (22Wx24L, in-floor heat, 220V, water, trench drain) on HUGE pie-shaped lot BACKING RAVINE. This 2,615 sqft (plus full basement) home features central AC, security cameras w/ DVR system, whole house sound system w/ built in speakers, hardwood flooring, Crawford ceiling, LED driven Edison bulb lights & custom finishings throughout. Main level: large mudroom, 2-pc powder room, sound proofed office, grand living room w/ gas fireplace, dining w/ deck access and commercial grade kitchen w/ huge eat-up island, quartz counters, 36" Thermador gas range & walk-through pantry. Top floor owner's suite w/ 2 walk-in closets & luxury 6-pc ensuite w/ double-sided fireplace, therapeutic jet & air massage tub & custom dual head shower. Finishing the upper level: centrally located bonus room, TOP FLOOR LAUNDRY and two additional bedrooms w/ 5-pc Jack & Jill bathroom. Fenced yard w/ underground sprinklers, deck w/ pergola, gorgeous firepit area, hot tub, shed. Gated back-alley access.

Built in 2014

### Essential Information

MLS® # E4447738

Price \$795,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,616                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5616 Edworthy Court |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0N7             |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Patio, R.V. Storage, Sauna; Swirlpool; Steam |
| Parking Spaces | 4                                                                                                                                                         |
| Parking        | 220 Volt Wiring, Double Garage Attached, Front/Rear Drive Access, Heated, Rear Drive Access, RV Parking                                                   |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Brick Facing, Double Sided, Glass Door                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                                                      |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 57         |
| HOA Fees       | 80              |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 3rd, 2025 at 8:17am MDT